

**4/6/09 - Monday, April 6, 2009**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of April 6, 2009**

**City Hall, Council Chambers**

**7:00 p.m.**

Members Present: Messrs. Buchanan, Duax, FitzGerald, Kaiser, Kayser, Larson, Seymour, Waedt

Staff Present: Messrs. Genskow, Ivory, Noel, Tufte

The meeting was chaired by Mr. Kaiser.

**1. COMPREHENSIVE PLAN AMENDMENT “ Sustainability Chapter**

Mr. Tufte presented the amendment to the Comprehensive Plan to add a chapter on sustainability. The Plan Commission authorized the amendment in July 2008 and the City Council approved a Public Participation Plan that included four public workshops to gain citizen input. The commission had ten meetings to also offer input. Information gathered formed the chapter™s content (issues, goal statement, objectives, and policies). Staff received from a commissioner some non-substantive editing comments and changes were made as reflected in the revised chapter copy handed out at the meeting.

Crispin Pierce, 1314 S. Farwell Street, stated the chapter is a strong blueprint for moving Eau Claire forward in a more sustainable environmental and economic future.

Meg Marshall, 3013 Putnam Glen Place, supported the chapter but asked to include a statement in the Waste section dealing with preserving and renovating older buildings.

Nick Anderson, 107 Elizabeth Street Apt. #2, advocated for the plan and stated its initiatives will help retain college students and attracts others to Eau Claire.

Dennis Eikenberry, 4328 W. Robin Meadow, thanked staff for working on the document and appreciated the public involvement process.

Mr. Duax questioned if staff has enough time to implement all the projects in the work program and how the projects were prioritized.

Mr. Tufte stated the work program is designed to reflect projects that staff has already started working on and what can be done reasonably within five years. However, it does not mean every project will be completed in five years or follow the exact path laid out, since factors such as new development pressure or a change in priorities could occur.

Mr. FitzGerald moved to recommend approval of the Sustainability Chapter with the grammatical changes as highlighted in the revised draft handed out at the meeting, to add language on page 15-20 in Policy #5 stating, œThe City values older properties and neighborhoods and encourages their reuse and renovation, and to add the word œCounty after Energize Eau Claire on page 15-16. Mr. Kayser seconded and the motion carried.

**2. COMPREHENSIVE PLAN AMENDMENT “ Water Street Commercial District Plan**

Mr. Ivory presented an amendment the Comprehensive Plan™s Planned Land Use Map. The map needs to be modified based off adopted changes in the Water Street

Commercial District Plan. Specifically, the amendment proposes designating land along Water Street west of Sixth Avenue to Tenth Avenue as commercial.

No one spoke in opposition at the public hearing.

Mr. Buchanan moved to recommend approval of the Comprehensive Plan™s Planned Land Use Map amendment as contained in the staff report. Mr. FitzGerald seconded and the motion carried.

**3. WESTSIDE NEIGHBORHOOD PLAN “ Amendment to Westside Neighborhood Plan**

Mr. Ivory stated the previous item also requires an amendment to the Westside Neighborhood Plan for the Historic Randall Park Neighborhood. In this case, the amendment proposes land along Water Street, west of Sixth Avenue to Tenth Avenue, as commercial; and land west of Fifth Avenue, east of Ninth Avenue, and south of the alley located south of Water Street will be designated as possible high-density residential.

No one spoke in opposition at the public hearing.

Mr. Buchanan moved to recommend approval of the Westside Neighborhood Plan for the Historic Randall Park Neighborhood amendment resolution. Mr. FitzGerald seconded and the motion carried.

**4. REZONING (Z-1442-09) “ R-1A to R-1, E. Princeton Avenue**

Mr. Tufte presented a request from Haselwander Brothers, Inc., to rezone property from R-1A to R-1. The location of the property is E. Princeton Avenue, north of LaSalle Street. The request is consistent with the Comprehensive Plan for low-density residential development.

No one spoke in opposition at the public hearing.

Mr. FitzGerald moved to recommend approval of the rezoning. Mr. Kayser seconded and the motion carried.

#### **5. CONDITIONAL USE PERMIT (CZ-0907) “ Home Occupation, 2726 E. Princeton Avenue**

Mr. Tufte presented a request from Geri Walter to allow a home occupation consisting of a hair salon. The applicant will be the only employee and the part-time home business will be located in the house basement.

No one spoke in opposition at the public hearing.

Mr. Duax moved to approve the home occupation, with the condition that applicant secure and maintain a State of Wisconsin license. Mr. FitzGerald seconded and the motion carried.

#### **6. EXCESS PROPERTY “ 807 S. Farwell Street**

Mr. Tufte presented a request on behalf of the City to declare as excess the former clinic property located at 807 S. Farwell Street. In order to proceed with sale of the property the City needs to declare the parcel as not required for a public purpose.

Mr. Kayser moved to recommend approval of declaring the parcel as excess. Mr. Waedt seconded and the motion carried.

#### **7. STREET VACATION “ Portion of Fortune Drive, Gateway Industrial Park**

Mr. Genskow presented a request by the City to vacate a portion of Fortune Drive in Gateway Industrial Park. The right-of-way segment of Fortune Drive, east of Venture Drive, is no longer needed as a possible through street because of other street alternatives as proposed in Tax Increment District #9. The vacation was a condition of approval for Nestlé Nutrition™s approved site plan. Existing public utility stubs will either be relocated or incorporated into the private services for adjacent parcels. Staff is preparing resolutions for City Council action to vacate the public right-of-way and release the public utility easement.

Mr. Duax motioned to recommend approval of the vacation contingent on Nestlé Nutrition™s approved site plan (SP-0903) gaining building permit authorization. Mr. Buchanan seconded and the motion carried.

#### **8. SITE PLAN (SP-0904) “ Duplex, 2209 West Vine Court**

Mr. Tufte presented the request by Cody Filipczak to approve a site plan for a duplex. The location of the proposal is on the south side of West Vine Court. The duplex units will be owner occupied. A Certificate of Survey Map for the two new lots and a firewall between the units per building code are required.

Mr. Kayser motioned approval of the site plan per the conditions of the staff report. Mr. Waedt seconded and the motion carried.

#### **9. SITE PLAN (SP-0905) “ Lamar Retro Project**

Mr. Ivory presented a request by Lamar Advertising to approve a site plan to replace 42 nonconforming billboard sign faces at 17 different locations. In accordance with the sign ordinance, Lamar must remove six nonconforming billboard sign faces and related infrastructure. The six sign faces to be removed are at two billboard locations: along the 1100 block of Menomonie Street (four sign faces) and along 400 block of Water Street (two sign faces). Staff recommends removal of billboard along Water Street due to nonconforming height, use, and spacing from another billboard. However, staff recommends that the Menomonie Street billboard remain and that two other billboards due to greater priority be removed. These are located at 1720 Oxford Avenue and at the corner of Graham Avenue and East Grand Avenue. These nonconforming billboards are located in a redevelopment district and downtown.

Rich Reinart and Bill Mitchell, from Lamar Advertising, were against staff™s recommendation of the Graham Avenue and East Grand Avenue billboard and offered removal instead of a billboard located at 617 Barstow Street.

Mr. Larson proposed removing instead the billboard located on City parkland near Harding Avenue and Jefferson Street.

Mr. Duax motioned approval of the site plan per staff™s recommendations contained in the staff report. Mr. Waedt seconded and the motion carried. Mr. Larson voted nay.

#### **10. DISCUSSION/DIRECTION**

##### **A. Code Enforcement Items**

None.

##### **B. Future Agenda Items**

Mr. Larson asked to review the City billboard lease agreements at the April 20 meeting.

#### **11. MINUTES**

The minutes of the meeting of March 16, 2009, were approved.

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Fred Waedt  
Secretary